

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30 -32		MELROSE ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	CAO XIAOGANG &			
Owner 2:	WAN XIUXIANG			
Owner 3:				
Street 1:	S & W CONSULTING GROUP			
Street 2:	PO BOX 445			
Twn/City:	MALDEN			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02148	Type:		

PREVIOUS OWNER

Owner 1:	ELIOS ELIZABETH G -		
Owner 2:	LIFE ESTATE -		
Street 1:	32 MELROSE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 4,752 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1940, having primarily Aluminum Exterior and 3322 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.10909	Total SF/SM:	4752	Parcel LUC:	105	Three Fam.	Prime NB Desc:	ARLINGTON	Total:	450,049	Spl Credit	Total:	450,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4752.000	716,300	4,300	450,000	1,170,600
Total Card	0.109	716,300	4,300	450,000	1,170,600
Total Parcel	0.109	716,300	4,300	450,000	1,170,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		352.40	/Parcel: 352.4

PREVIOUS ASSESSMENT

Year	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	716,500	4300	4,752.	450,000	1,170,800	1,170,800	Year End Roll	12/18/2019
2019	105	FV	531,700	4300	4,752.	478,200	1,014,200	1,014,200	Year End Roll	1/3/2019
2018	105	FV	531,700	4300	4,752.	348,800	884,800	884,800	Year End Roll	12/20/2017
2017	105	FV	424,400	4300	4,752.	303,800	732,500	732,500	Year End Roll	1/3/2017
2016	105	FV	380,500	4300	4,752.	258,800	643,600	643,600	Year End	1/4/2016
2015	105	FV	338,500	4300	4,752.	253,200	596,000	596,000	Year End Roll	12/11/2014
2014	105	FV	338,500	4300	4,752.	208,100	550,900	550,900	Year End Roll	12/16/2013
2013	105	FV	352,400	4300	4,752.	198,000	554,700	554,700		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2017	SQ Returned	EMK	Ellen K
8/11/2017	MEAS&NOTICE	HS	Hanne S
7/19/2016	Sales Review	PT	Paul T
1/29/2009	Meas/Inspect	294	PATRIOT
9/21/1999	Meas/Inspect	264	PATRIOT
8/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA / /

Legal Description		User Acct
		2927
		GIS Ref
		GIS Ref
Entered Lot Size		
Total Land:		
Land Unit Type:		Insp Date
		08/11/17

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PRINT

Date	Time
12/10/20	16:07:11

LAST REV

Date	Time
11/16/17	18:22:2

ekelly
292

**USER DEFINED**

Prior Id # 1:	2927
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

AssessPro Patriot Properties, Inc